



NOTICE OF GENERAL RULE EXEMPTION

SAN LUIS OBISPO COUNTY DEPARTMENT OF PLANNING AND BUILDING
976 OSOS STREET • ROOM 200 • SAN LUIS OBISPO • CALIFORNIA 93408 • (805) 781-5600

Project Title and No.: Jeffers General Plan Amendment/LRP2014-00022; ED 15-172

Project Location(Specific address): 17995 East Highway 46, Shandon	Project Applicant & Phone No.: Jim Jeffers - (949) 240-7902
Project Location(County): San Luis Obispo	Applicant Address (specific): 31551 Avenida Los Cerritos, San Juan Capistrano

Name of Public Agency Approving Project: County of San Luis Obispo

Description of Nature, Purpose and Beneficiaries of Project

A request by JIM JEFFERS for an amendment to the Shandon-Carrizo sub area of the North County Planning Area of the Land Use and Circulation Element to change the land use category of approximately eight acres from Agriculture to Commercial Service. Also to be considered is inclusion of planning area standards contained in Title 22 (Land Use Ordinance, North County Area Plan, Shandon-Carrizo subarea) in order to accommodate an existing steel fabrication yard at the site. The site is located on the north side of Highway 46 East, approximately 1.5 miles west of Bitterwater Road, east of the community of Shandon.

Exempt Status/Findings: This project is covered by the general rule that CEQA applies only to projects which have the potential for causing a significant effect on the environment. It can be seen with certainty that there is no possibility that this project may have a significant effect on the environment; therefore, the activity is not subject to CEQA. [Reference: State CEQA Guidelines sec. 15061(b)(3), General Rule Exemption]

Reasons why project is exempt:

The request does not change the existing uses on the property or increase the development potential of either of the parcels. The request is to encompass an existing steel fabrication yard on a single parcel with no additional expansion proposed. No measures beyond those required by County ordinances are necessary to address the environmental impacts associated with the proposed project.

Additional Information: Additional information pertaining to this notice of exemption may be obtained by reviewing the second page of this document and by contacting the Environmental Coordinator, 976 Osos St., Rm 200, San Luis Obispo, CA 93408 (805) 781-5600.

Stephanie Fuhs

(805) 781-5721

Lead Agency Contact Person

Telephone

If filed by applicant:	
1. Attach certified document of exemption finding	
2. Has a notice of exemption been filed by the public agency approving the project?	
Yes <input type="checkbox"/>	No <input type="checkbox"/>

Signature Stephanie Fuhs Date January 6, 2016

Name (Print) Stephanie Fuhs Title Planner III

On _____ the project was Approved by:

- ☐ Board of Supervisors
 ☐ Subdivision Review Board
 ☐ Planning Dept Hearing Officer
☐ Planning Commission
 ☐ Other _____

**REVIEW FOR EXEMPTION / ENVIRONMENTAL CHECKLIST****Project Title & No:** Jeffers General Plan Amendment (LRP 2014-00022)

Pursuant to section 15061 of the State California Environmental Quality Act (CEQA) Guidelines, the preliminary review of a project includes a determination as to whether a project is exempt from CEQA. This checklist represents a summary of this project's review for exemption.

	<u>YES</u>	<u>NO</u>
1. Does this project fall within any exempt class as listed in sections 15301 through 15329 of the State CEQA Guidelines?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
2. Is there a reasonable possibility that the project could have a significant effect on the environment due to unusual circumstances?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
3. Is the project inconsistent with any Federal, State, or local law or administrative requirement relating to the environment?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
4. Will the project involve substantial public controversy regarding environmental issues?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
5. Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
6. Does the project have the potential to achieve short-term environmental goals to the disadvantage of achieving long-term environmental goals? (A short-term impact on the environment is one which occurs in a relatively brief, definitive period of time while long-term impacts will endure well into the future.)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
7. Does the project have adverse impacts which are individually insignificant, but cumulatively significant? Cumulatively significant means that the incremental effects of an individual project are substantially adverse when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
8. Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	<input type="checkbox"/>	<input checked="" type="checkbox"/>

On the basis of this initial evaluation, I find that the proposed project does not have the potential to cause a significant effect on the environment, and is therefore exempt from CEQA.

Stephanie FuhsJanuary 6, 2016

for Ellen Carroll, Environmental Coordinator

Date